

067.0

0004

0004.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
673,100 / 673,100
673,100 / 673,100
673,100 / 673,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: VICENTE EDSON	
Owner 2:	
Owner 3:	

Street 1: 58 CUTTER HILL RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MODEN SCOTT D/DIANE T -

Owner 2: -

Street 1: 58 CUTTER HILL RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Aluminum Exterior and 1908 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

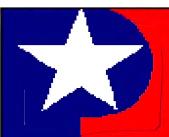
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6553		Sq. Ft.	Site		0	70.	0.94	12									431,614						431,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6553.000	241,500		431,600	673,100		42929
							GIS Ref
							GIS Ref
							Insp Date
							10/01/18


Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	42929
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	02:40:37
LAST REV Date	Time
10/01/18	15:05:03
apro	
5733	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID	067.0-0004-0004.B									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	241,500	0	6,553.	431,600	673,100		Year end	12/23/2021
2021	101	FV	232,700	0	6,553.	431,600	664,300		Year End Roll	12/10/2020
2020	101	FV	232,700	0	6,553.	431,600	664,300	664,300	Year End Roll	12/18/2019
2019	101	FV	189,700	0	6,553.	400,800	590,500	590,500	Year End Roll	1/3/2019
2018	101	FV	189,700	0	6,553.	400,800	590,500	590,500	Year End Roll	12/20/2017
2017	101	FV	189,700	0	6,553.	351,500	541,200	541,200	Year End Roll	1/3/2017
2016	101	FV	189,700	0	6,553.	320,600	510,300	510,300	Year End	1/4/2016
2015	101	FV	188,800	0	6,553.	283,600	472,400	472,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
MODEN SCOTT D/D	68470-205	11/23/2016	573,000 No No
JANNSEN ERIC C	33333-40	7/27/2001	330,000 No No
WILLIAMS ROBERT	22913-157	2/16/1993	174,000 No No Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/16/2002	841	Addition	54,068						10/1/2018	Measured	372	PATRIOT
									4/3/2009	Measured	372	PATRIOT
									11/10/1999	Mailer Sent		
									11/10/1999	Measured	163	PATRIOT
									12/1/1991		PM	Peter M

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 19 - Ranch	1	Rating: Average		Full Bath: 1	A Bath:	Rating:		PDAS ONLY.												
Sty Ht: 1T - 1 & 3/4 Sty				3/4 Bath:		Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:														
Foundation: 1 - Concrete				1/2 Bath: 1		Rating: Average														
Frame: 1 - Wood				A HBth:		Rating:														
Prime Wall: 3 - Aluminum				OthrFix:		Rating:														
Sec Wall:		%																		
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1		Rating: Good		1st Res Grid Desc: Line 1 # Units 1												
Color: WHITE				A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl:	2	Rating: Average		Other												
GENERAL INFORMATION				WSFlue:		Rating:		Upper												
Grade: C - Average								Lvl 2												
Year Blt: 1940	Eff Yr Blt:							Lvl 1												
Alt LUC:		Alt %:						Lower												
Jurisdct: G4		Fact:	.					Totals	RMs: 6	BRs: 3	Baths: 1	HB	1							
Const Mod:																				
Lump Sum Adj:																				
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wal 1 - Drywall				Total Units:				Interior:		1	6	3								
Sec Int Wall:		%		Floor:				Additions: 2002												
Partition: T - Typical				% Own:				Kitchen:												
Prim Floors: 3 - Hardwood				Name:				Baths:												
Sec Floors:		%						Plumbing:												
Bsmnt Flr: 12 - Concrete								Electric:												
Subfloor:								Heating:												
Bsmnt Gar: 1								General:												
Electric: 3 - Typical																				
Insulation: 2 - Typical																				
Int vs Ext: S																				
Heat Fuel: 2 - Gas																				
Heat Type: 1 - Forced H/Air																				
# Heat Sys: 1																				
% Heated: 100		% AC:																		
Solar HW: NO	Central Vac:	NO																		
% Com Wal		% Sprinkled																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 067.0-0004-0004.B												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
2	Frame Shed	D	Y	1	6X8	A	AV	1999		0.00	T	16	101							
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc				